

**City of Morehead**  
**Minutes of Special Meeting of Board of City Council**  
**December 07, 2020 5:00 PM**  
**Zoom and FB live at <https://facebook.com/cityofmoreheadky/>**

The Board of City Council of the City of Morehead, Kentucky met in special session on December 07, 2020 at 5:00 PM in the Zoom and FB live at <https://facebook.com/cityofmoreheadky/>.

**1. Call to Order**

Mayor Laura White-Brown called to order the special meeting of the Board of City Council at 5:01 pm.

**2. Pledge of Allegiance**

All zoom participants recited the Pledge of Allegiance.

**3. Attendance**

Present Council Members:

Mr. Tom Carew  
Mr. Mike Kash  
Ms. Beth Ousley  
Ms. Melisa Patrick  
Mr. David Perkins  
Mr. Glen Teager

**4. General Business Agenda**

**4.a. Discussion/Questions on the Morehead Gateway Development Area TIF**

There was discussion the obligation to the developer ceases at 30 years OR once the infrastructure is paid. There was discussion as to whether a legal survey should be attached. Also, there was discussion of the \$1,500 to be reimbursed to the City for administration.

**4.b. 1st Reading of an Ordinance of the City of Morehead, KY (the "City"), Making Certain Findings Concerning & Establishing a Development Area for Economic Development Purposes within the City & the County of Rowan, KY (the "County"), to be known as the Morehead Gateway Development Area (the "Development Area"); Approving a Local Participation Agreement among the City, the County, & the Office of the Mayor of the City; Establishing the Process for Administering the Development Area; Establishing an Incremental Tax Special Fund for Redevelopment Assistance;; Designating the Office of the Mayor of the City as the Agency Responsible for Oversight, Administration & Implementation of this Ordinance & the Special Fund; & Authorizing the Mayor & other Officials to take such other Appropriate Actions as are necessary or required in Connection**

**with the Establishment of the Development Area & Any Potential Application for State TIF Participation**

**Motion Passed:** Motion to approve 1st Reading of an Ordinance of the City of Morehead, KY (the "City"), Making Certain Findings Concerning & Establishing a Development Area for Economic Development Purposes within the City & the County of Rowan, KY (the "County"), to be known as the Morehead Gateway Development Area (the "Development Area"); Approving a Local Participation Agreement among the City, the County, & the Office of the Mayor of the City; Establishing the Process for Administering the Development Area; Establishing an Incremental Tax Special Fund for Redevelopment Assistance;; Designating the Office of the Mayor of the City as the Agency Responsible for Oversight, Administration & Implementation of this Ordinance & the Special Fund; & Authorizing the Mayor & other Officials to take such other Appropriate Actions as are necessary or required in Connection with the Establishment of the Development Area & Any Potential Application for State TIF Participation passed with a motion by Mr. Glen Teager and a second by Mr. David Perkins.

There was clarification that Rowan Fiscal Court was holding a special meeting tomorrow for their first reading.

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley     Yes  
Ms. Melisa Patrick   Yes  
Mr. David Perkins    Yes  
Mr. Glen Teager      Yes

**4.c. A Resolution Approving the Control Estimate of Packs+Walker as set forth in the Contract between the City of Morehead & Packs+Walker for the Construction of the Morehead 911/PD Facility**

**Motion Passed:** Motion to approve a Resolution Approving the Control Estimate of Packs+Walker as set forth in the Contract between the City of Morehead and Packs+Walker for the Construction of the Morehead 911/PD Facility in the total amount of \$5,820,000 passed with a motion by Mr. Tom Carew and a second by Ms. Beth Ousley.

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley     Yes  
Ms. Melisa Patrick   Yes  
Mr. David Perkins    Yes  
Mr. Glen Teager      Yes

**4.d. Resolutions Accepting Bids & Authorizing the Award of Subcontract for:**

**4.d.1. Bid Pkg. 010 - Site & Asphalt Paving  
Low Bid Frederick & May for \$285,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for site and asphalt paving to the low bidder, Frederick & May for \$285,000 passed with a motion by Mr. Mike Kash and a second by Ms. Beth Ousley.

Mr. Tom Carew	Yes
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Ms. Melisa Patrick	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes

**4.d.2. Bid Pkg. 030 - Concrete & General Trades**  
**Low Bid The Walker Company for \$1,876,400**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for site and asphalt paving to the low bidder, The Walker Company for \$1,876,400 passed with a motion by Mr. Mike Kash and a second by Mr. Glen Teager.

Mr. Tom Carew	Yes
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Ms. Melisa Patrick	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes

**4.d.3. Bid Pkg. 040 - Masonry**  
**Low Bid East KY Masonry for \$544,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for masonry to the low bidder, East KY Masonry for \$544,000 passed with a motion by Ms. Beth Ousley and a second by Mr. Mike Kash.

Mr. Tom Carew	Yes
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Ms. Melisa Patrick	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes

**4.d.4. Bid Pkg. 050 - Metals**  
**Low Bid Cumberland Mine Services for \$217,100**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for metals to the low bidder, Cumberland Mine Services for \$217,100 passed with a motion by Ms. Beth Ousley and a second by Ms. Melisa Patrick

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley      Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.5. Bid Pkg. 075 - Roofing, Flashing & Roof Specialties**  
**Low Bid Kalkreuth Roofing for \$176,950**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for roofing, flashing & roof specialties to the low bidder, Kalkreuth Roofing for \$176,950 passed with a motion by Mr. Mike Kash and a second by Mr. Glen Teager.

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley      Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.6. Bid Pkg. 090 - Flooring**  
**Low Bid Vesta Tile & Stone for \$113,715**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for flooring to the low bidder, Vesta Tile & Stone for \$113,715 passed with a motion by Ms. Beth Ousley and a second by Mr. David Perkins.

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley      Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.7. Bid Pkg. 095 - Finishes**  
**Low Bid Commonwealth Interiors for \$208,900**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for finishes to the low bidder, Commonwealth Interiors for \$208,900 passed with a motion by Mr. Mike Kash and a second by Ms. Melisa Patrick.

Mr. Tom Carew        Yes  
Mr. Mike Kash        Yes  
Ms. Beth Ousley      Yes  
Ms. Melisa Patrick    Yes

Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.8. Bid Pkg. 097 - Painting**  
**Low Bid BL Radden for \$76,840**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for painting to the low bidder, BL Radden for \$76,840 passed with a motion by Mr. Mike Kash and a second by Ms. Beth Ousley.

Mr. Tom Carew         Yes  
Mr. Mike Kash         Yes  
Ms. Beth Ousley       Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.9. Bid Pkg. 140 - Elevator**  
**Low Bid DC Elevator Co. for \$81,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for the elevator to the low bidder, DC Elevator Co. for \$81,000 passed with a motion by Ms. Beth Ousley and a second by Mr. Mike Kash.

Mr. Tom Carew         Yes  
Mr. Mike Kash         Yes  
Ms. Beth Ousley       Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.10. Bid Pkg. 210 - Fire Protection**  
**Low Bid Landmark Sprinkler for \$195,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for the elevator to the low bidder, Landmark Sprinkler for \$195,000 passed with a motion by Ms. Beth Ousley and a second by Mr. Tom Carew.

Mr. Tom Carew         Yes  
Mr. Mike Kash         Yes  
Ms. Beth Ousley       Yes  
Ms. Melisa Patrick    Yes  
Mr. David Perkins     Yes  
Mr. Glen Teager       Yes

**4.d.11. Bid Pkg. 260 - Electrical**  
**Low Bid JMK Electric for \$709,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for electrical to the low bidder, JMK Electric for \$709,000 passed with a motion by Mr. Mike Kash and a second by Mr. Glen Teager.

Mr. Tom Carew	Yes
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Ms. Melisa Patrick	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes

**4.d.12. Bid Pkg. 320 Combo - Plumbing & HVAC**  
**Low Bid Frei Mechanical \$898,000**

**Motion Passed:** Motion to accept the bid and authorize the award of subcontract for Plumbing and HVAC to the low bidder, Frei Mechanical for \$898,000 passed with a motion by Mr. Mike Kash and a second by Ms. Melisa Patrick.

Mr. Tom Carew	Yes
Mr. Mike Kash	Yes
Ms. Beth Ousley	Yes
Ms. Melisa Patrick	Yes
Mr. David Perkins	Yes
Mr. Glen Teager	Yes

**5. Adjournment**

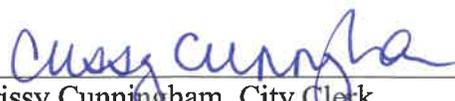
The meeting was properly adjourned at 5:23 pm.

Board of City Council  
Morehead, Kentucky

Approved by City Council  
on December 14, 2020

ATTEST:

  
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Laura White-Brown, Mayor

  
\_\_\_\_\_  
Crissy Cunningham, City Clerk